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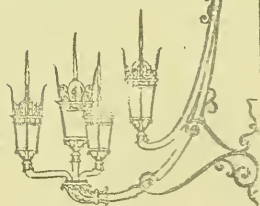
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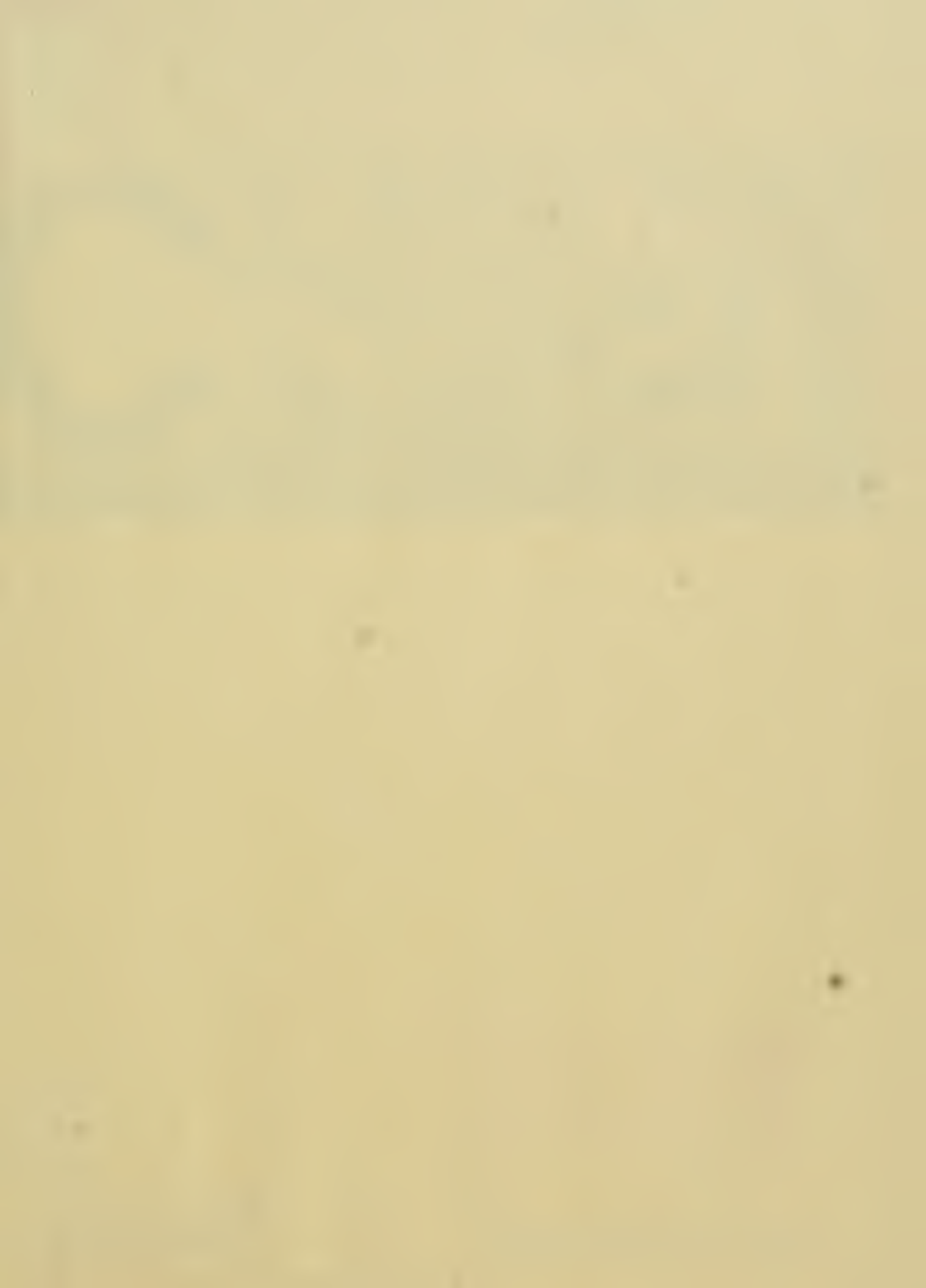
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COLUMBIA POINT



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MAY, 1980

Kevin H. White, Mayor, City of Boston
Boston Redevelopment Authority

DRAFT

Redevelopment Plan

COLUMBIA POINT
REDEVELOPMENT PLAN

City of Boston
Kevin H. White, Mayor

Boston Redevelopment Authority
Robert J. Ryan, Director

May 1980

TABLE OF CONTENTS

	<u>Page</u>
1.0 Description of Redevelopment Project	
1.1 Description of Redevelopment Area	1
1.2 Legal Boundaries of Redevelopment Area	1
1.3 Redevelopment Plan Goals and Objectives	4
1.4 Proposed Redevelopment Actions	7
2.0 Land Use and Building Requirements	
2.1 Land Use Plan	12
2.2 Land Use Provisions and Building Requirements	12
2.3 Land Use Requirements	18
2.4 Duration of Provisions	24
3.0 Project Proposals	
3.1 Rehabilitation	25
3.2 Land Acquisition and Clearance	27
3.3 Redeveloper's Obligation	28
3.4 Underground Utility Lines	29
3.5 Temporary Project Improvements and Facilities	29
3.6 Relocation	30
4.0 Procedure for Amending Plan	32
5.0 Termination of Plan	33
6.0 Exhibit "A": Design Review Process	34
7.0 Legal Approvals	
7.1 Opinion of BRA Counsel Respecting the Redevelopment Plan	38
7.2 Resolution of BRA Approving the Redevelopment Plan	40
7.3 Certificate of Recording Officer as to BRA Resolution	43
7.4 Resolution of Boston City Council with Approval of the Mayor of the City of Boston Approving the Redevelopment Plan	44
7.5 Certificate of City Clerk as to City Council Resolution	47
7.6 Opinion of BRA Counsel Respecting Approval of the Redevelopment Plan	48
7.7 Notice and Minutes of Public Hearing	49



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1.0 DESCRIPTION OF REDEVELOPMENT PROJECT

1.1 Description of Redevelopment Area

Located only three miles southeast of downtown Boston, Columbia Point offers a prime waterfront location for development. This 351-acre peninsula provides two miles of shoreline, mostly in public ownership, as well as excellent views of downtown Boston, the Harbor Islands and Dorchester Bay. Columbia Point is characterized by its 1,504-unit housing project on a 40-acre site, the largest public housing development in New England. It has become evident that the high densities and design of the high-rise buildings located on a mass of asphalt are a housing tenants' nightmare. The housing project now stands with approximately 80% of its units vacant.

The one commercial district adjacent to the project, Bayside Mall, now stands 85% vacant. Underemployment, unemployment and poverty are the rule, rather than the exception, in the Columbia Point Housing Project. This neighborhood is isolated from the rest of the City not only physically, but also socially and economically.

The 218-acre redevelopment area (143.9 acres of land and 74.0 acres of water) is highly underutilized with only a few minor commercial establishments, approximately 320 low-income households and 9 social service agencies. It is a prime area for private development due to its location adjacent to the ocean, MBTA Station, Kennedy Library, University of Massachusetts Harbor Campus and First National Bank Computer Center.

1.2 Legal Boundaries of Redevelopment Area (See Map 1)

The Columbia Point Redevelopment Area, as indicated on Map 1, is bounded and described as follows:

Beginning at the intersection of the extended northerly approximate Pierhead center line at Dorchester Bay with the westerly sideline of William Day Boulevard;

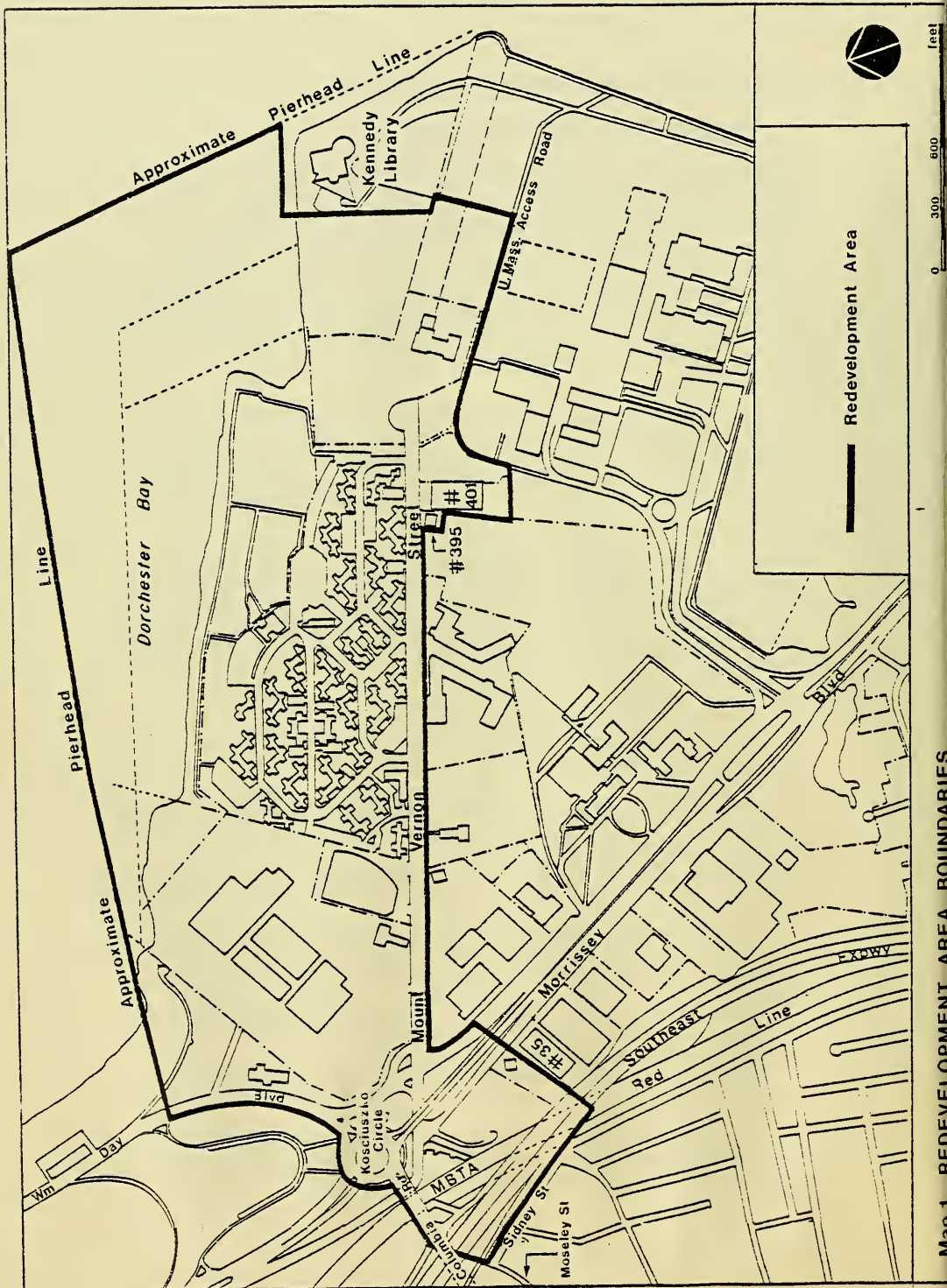
Thence turning and running in a southerly direction along the westerly sideline of William Day Boulevard to Thaddeus Kosciuszko Circle;

Thence turning and running in a westerly and southerly direction around the northerly sideline of Thaddeus Kosciuszko Circle to the intersection with the northerly side of Columbia Road;

Thence turning and running in a westerly direction along the northerly sideline of Columbia Road to the intersection with the extended southerly sideline of Moseley Street;

Thence turning in a westerly direction along the extended southerly sideline of Moseley Street to intersect with the easterly sideline of Sydney Street;

Thence turning and running in a southerly direction along the easterly sideline of Sydney Street to intersect with the extended range line of the northerly sideline of No. 35 Morrissey Boulevard;



Map 1 REDEVELOPMENT AREA BOUNDARIES

Thence turning and running in an easterly direction along the extended range line of the northerly sideline of No. 35 Morrissey Boulevard to intersect with the easterly sideline of William Morrissey Boulevard;

Thence turning and running in a northerly direction along the easterly sideline of William Morrissey Boulevard to the intersection with the southerly sideline of Mt. Vernon Street;

Thence turning and running in an easterly direction along the southerly sideline of Mt. Vernon Street to the intersection with the westerly sideline of No. 395 Mt. Vernon Street;

Thence turning and running in a southerly direction along the westerly sideline of No. 395 Mt. Vernon Street to the intersection with the southerly sideline of No. 395 Mt. Vernon Street;

Thence turning and running in an easterly direction along the southerly sideline of No. 395 Mt. Vernon Street to the intersection with the westerly sideline of No. 401 Mt. Vernon Street;

Thence turning and running in a southerly direction along the westerly sideline of No. 401 Mt. Vernon Street to the intersection with the southerly sideline of No. 401 Mt. Vernon Street;

Thence turning and running in an easterly direction along the extended southerly sideline of No. 401 Mt. Vernon Street to the intersection with the southerly sideline of the University of Massachusetts Access Road;

Thence turning and running in a north and easterly direction along the southerly sideline of the University of Massachusetts Access Road to the intersection with the extended westerly sideline of the Kennedy Library Access Road;

Thence turning and running in a northerly direction along the extended westerly sideline of the Kennedy Library Access Road to the intersection with the southerly sideline of the Kennedy Library;

Thence turning and running in a westerly direction along the southerly sideline of the Kennedy Library to the intersection with the westerly sideline of the Kennedy Library;

Thence turning and running in a northerly direction along the westerly sideline of the Kennedy Library to the intersection with the northerly sideline of the Kennedy Library;

Thence turning and running in an easterly direction along the northerly sideline of the Kennedy Library to the intersection with the approximate center line of the easterly Pierhead Line at Dorchester Bay;

Thence turning and running in a northerly direction along the center line of the approximately easterly Pierhead Line at Dorchester Bay to the intersection of the center line of the approximately northerly Pierhead Line at Dorchester Bay;

Thence turning and running in a westerly direction along the extended center line of the approximately northerly Pierhead Line at Dorchester Bay to the point of beginning.

1.3 Redevelopment Plan Goals and Objectives

1.3.1 Basic Goals

The basic goals of the Columbia Point Redevelopment Plan are to:

- o Provide a sound integrated mixed-income residential community, retail shopping facilities and waterfront park in the heart of the City;
- o Provide a higher economic use to replace an existing under-utilized area;
- o Eliminate blighted conditions and substandard buildings;
- o Increase the property tax revenue by intensive private development of the area;
- o Prevent the haphazard redevelopment of this important sector of Boston which would occur through unplanned development based upon the present street layout and pattern of ownership;
- o Remove impediments to land disposition and development;
- o Reduce crime and improve area security;
- o Increase the supply of decent low- and moderate-income housing and as early as possible in the development process, provide decent housing for existing residents of Columbia Point; and
- o Create new job opportunities for area residents.

1.3.2 Planning Objectives

Planning Objectives of the plan are to:

- o Provide a mixture of mutually reinforcing uses with emphasis on residential and waterfront activity;
- o Carefully integrate, as to scale and activity, the new development with the surrounding areas - especially in the relationship to the Harbor, Kennedy Library, First National Bank Computer Center and University of Massachusetts;
- o Provide attractive and continuous pedestrian areas through the area with convenient interfacing with other transportation modes (transit, taxi and auto);
- o Improve access to the area from the Southeast Expressway, Columbia Road, Day Boulevard and Morrissey Boulevard.

- o Eliminate existing confusing roadways and replace them with an efficient, safe, and adequate new road system based on the overall proposed traffic plan; and
- o Provide adequate sewer, water, gas, lighting and park facilities to the entire site.

1.3.3 Social and Economic Objectives

Social and economic objectives of the plan are to:

- o Create an enhanced living environment;
- o Provide higher standards of living;
- o Increase opportunities for more active involvement of residents in the maintenance and upkeep of properties;
- o Increase the awareness and appreciation of the neighborhood and community as a whole; and
- o Increase resident employment opportunities.

1.3.4 Urban Design Objectives

- o Insure that this development is properly made a part of its surrounding neighborhood, and to insure that it is not isolated from the activity of that neighborhood;
- o To make proper connections and separations (visual, audio, pedestrian, public transit and automobile access) among and between the proposed development and the neighborhood in which it is located;
- o Provide adequate public access and service facilities for the adjacent institutions so as to insure the proper relationship of this development to their activities;
- o Provide housing with reasonable pedestrian and visual access to the waterfront;
- o Separate pedestrian traffic from vehicular traffic and parking whenever possible;
- o Provide housing units which are the most suitable in design and location to the family composition of those for whom they are intended with townhouse units as the preferred housing type for large families;
- o Provide outdoor spaces for recreation and sitting which are safe and useable by both adults and children, and which make connections where necessary between dwellings and the abutting commercial, educational and recreational facilities;
- o Provide facilities and spaces which are available to residents of the housing and the neighborhood in general; and
- o Provide that there is no sharp visible differentiation between old and new buildings, or those occupied by people of different income or ethnic group, and no distinct separate areas of the development.

1.4 Proposed Redevelopment Actions

1.4.1 Development of Mixed-Income Housing

Up to 1,500 new and renovated housing units will be developed with the guarantee to house existing tenants at Columbia Point in decent housing as an initial step in the creation of the new mixed-income development. The housing component will cost approximately \$75,000,000 and will be financed through a variety of private, public, and semi-public sources.

1.4.2 Reopening of Bayside Mall

The re-opening of a smaller, better designed Bayside Mall, accomplished through partial demolition and redesign, will be oriented toward the new mixed-income development of the Peninsula as well as the presence of the major institutions in the area, nearby employment centers, South Boston and Dorchester consumers. The renovated mall will provide much needed community service and retail establishments.

1.4.3 Waterfront Recreation

The development of a major waterfront recreation facility will take advantage of the excellent views and the two mile shorefront for water recreation facilities linked with park and residential areas with the provision of boating and mooring facilities. In addition to providing recreational facilities, the waterfront development will play a critical role in providing important amenities for residents of the new housing development. Waterfront amenities will be physically linked with recreation areas in the interior portion of the Peninsula.

1.4.4 Institutional Development

A strong institutional presence should be maintained on the Peninsula because of the generally positive impact of present and proposed institutional uses upon land values, community quality and development potential. Continued development of the U/Mass Harbor Campus within the perimeter road and development of the State Archives should be pursued. The possible development of related institutional uses such as conference or office facilities may be pursued within the existing area of primarily institutional land use on the southeastern end of the Peninsula.

1.4.5 Development of Pumphouse

A mix of commercial uses (including a day care center, restaurant facilities, retail and student services) supporting nearby institutional and residential uses would be appropriate in this location. In addition, a community center providing services to the residential population would serve as a link to the University and other institutional uses.

1.4.6 Circulation Improvements

Provision for improved access to development parcels on the Peninsula is necessary to stimulate a meaningful level of private development activity. Arterial Street improvements would increase vehicular access from regional highways to the proposed development parcels. Later modifications to internal street systems will become necessary as development plans are defined.

1.4.7 Jobs & Economic Development

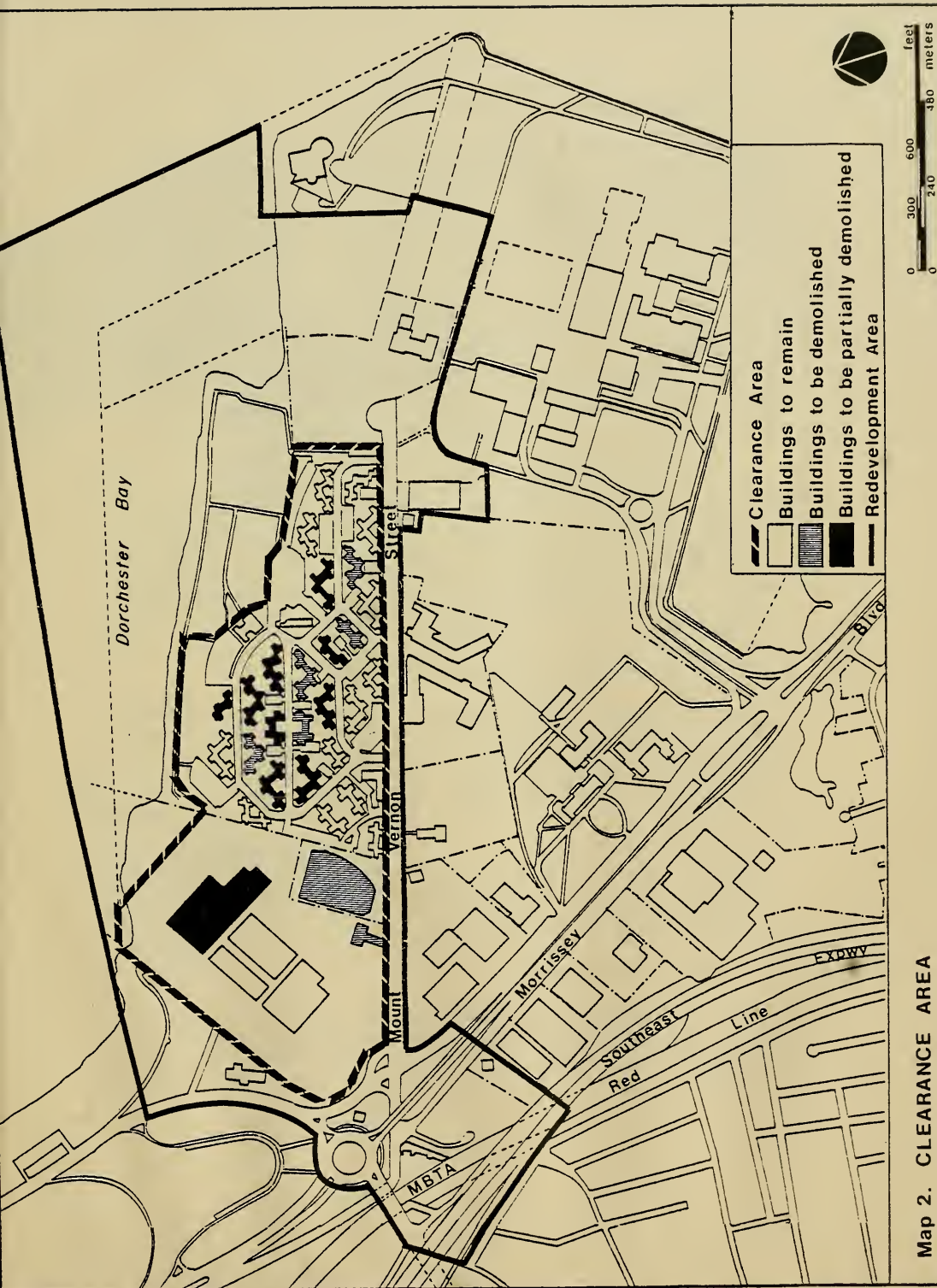
Significant employment opportunities are associated with both new commercial and residential uses and with the continued growth of existing commercial and institutional uses. On-the-job-training in some instances may be tied to degree-granting educational programs and can make an important contribution to the economic development needs of both the local community and the total City. New construction will also create immediate job and training opportunities. The provision of employment opportunities for existing Columbia Point residents is the first priority in the creation of new job opportunities.

1.4.8 Demolition (See Map 2)

Approximately five deteriorated Boston Housing Authority structures which are mothballed and are not able to house existing tenants are tentatively slated to be completely demolished and portions of nine other buildings may also be demolished. In addition, two commercial buildings will be completely demolished and one partially demolished. This will include mostly mid-rise structures on the site. The major rationale for the demolition of these structures, in addition to their deteriorated condition, is their adverse psychological image, substantial design flaws, overcrowding, overshadowing, inadequate site design and poorly designed streets.

The siting of the existing public housing structures does not allow sufficient light into the dwelling units, and the parking areas are not convenient to the individual units. Although the housing project is located on the waterfront, few of the apartments provide views of the water. No common rooms or planned public meeting spaces are available, and the poor site plan does not enable residents and security patrols to easily survey activities around the buildings, parking lots and lobbies. The units slated for demolition would require an extensive investment of over \$26,000,000 to bring them up to the minimum condition required by the State Sanitary Code. The demolition plan is subject to H.U.D. review and approval.

Three buildings at Bayside Mall are also slated for demolition as a portion of the site will be reused for mixed-income housing and roads.



Map 2. CLEARANCE AREA

1.4.9 Site Acquisition (See Map 3)

At the westerly side of the Redevelopment Area, a portion of the Bayside Mall parcel and two abutting parcels owned by the Family City Development Corporation would be acquired for new roads, possible office development, renovated community shopping center, new housing and waterfront recreational area. These buildings are predominantly vacant and cannot be redeveloped without public acquisition, installation of public improvements and subdivision.

The vacant site of the City of Boston Calf Pasture Pumping Station, B.H.A. water and Public Facilities vacant parcels located at the southeasterly end of the development area would also be assembled for the construction of new housing, boat basin, waterfront park and retail facilities. The vacant Teebagy property located at 195 Mt. Vernon Street might also be acquired for parking and/or open space if not renovated privately.

1.4.10 Public Improvements

Public improvements may include, as necessary, the abandonment, provision, improvement, extension, construction, reconstruction, and installation of rights-of-way, streets, landscaped open spaces, new tree plantings, and public utilities, such as water, sewers, traffic and street lighting systems, and police and fire communications systems located in public rights-of-way, in order to carry out the objectives of the Redevelopment Plan.

1.4.11 Regional Transportation Improvements

To increase access and development potential of the redevelopment area, a second transit platform is proposed on the Quincy transit line at Columbia Point. This would expand access to the Peninsula from South Shore suburban areas. The U.S. Department of Transportation (Urban Mass Transit Administration) and the MBTA have already funded site acquisition and design of the new platform and bus ramp.

Vehicular access for both construction vehicles and future residents will improve greatly with the upgrading of the bridges near the Peninsula by the MDC. Reconstruction of the bridges is clearly be linked with design of the new transit station.

1.4.12 New State Archives

A new state archives, replacing facilities scattered at the State House and five other locations, will be built on land located between the Kennedy Library and U/Mass at the southeasterly edge of the Redevelopment Area. The State has already appropriated \$12 million for design and construction of this facility.



Map 3. ACQUISITION AREA

2.0 LAND USE AND BUILDING REQUIREMENTS

2.1 Land Use Plan

The use of land in the Redevelopment Area shall be in accordance with the permitted uses as shown on Map 4, Land Use Plan.

2.2 Land Use Provisions and Building Requirements

2.2.1 General Restrictions

- (1) The use and development of land and improvements shall be in accordance with the requirements of this section of the plan.
- (2) The BRA may subdivide disposition parcels as appropriate. In the event of subdivision, the permitted uses will be applicable to sub-parcels and parking requirements will be divided as appropriate.
- (3) The provisions of this section shall apply to all development parcels unless specifically exempted.
- (4) Use controls as set forth in this section shall be interpreted to permit supporting and ancillary uses which in the opinion of the BRA are reasonably associated with the primary use.
- (5) No covenant, agreement, lease, conveyance, or other instrument shall be effected or executed by the BRA or by the purchasers or lessees from it (or any successors in the interest of such purchasers or lessees), or by which land in the Redevelopment Area is restricted, either by the BRA or by such purchasers, or successors in interest upon the basis of race, creed, religion, color, sex or national origin in the sale, lease or occupancy thereof. The foregoing restrictions shall be implemented by appropriate covenant or other provisions in land disposition instruments.

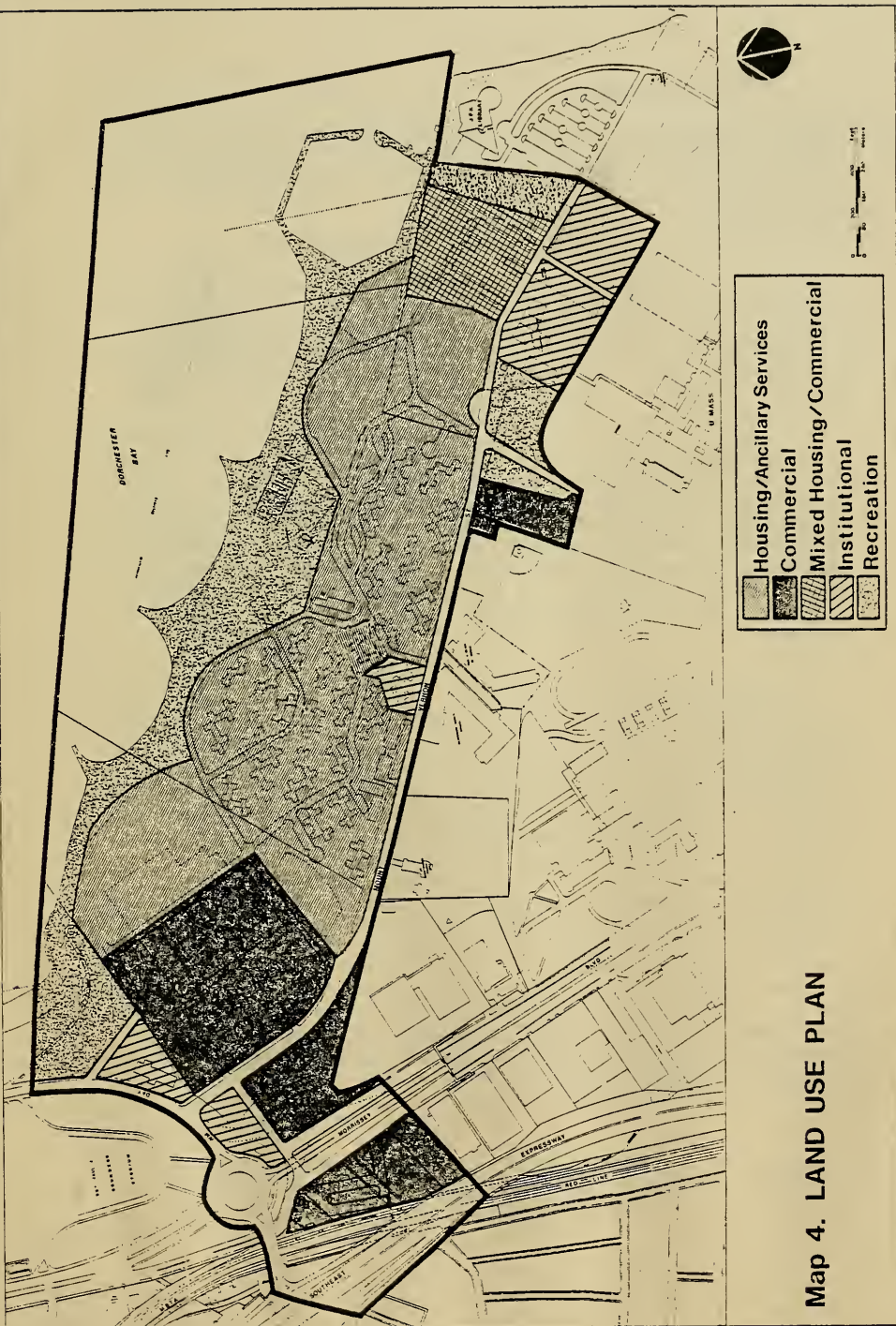
2.2.2 Definitions

(1) Height

The vertical distance of the highest point of the roof, excluding penthouses and roof structures, above the mean grade of the sidewalk at the line of the street or streets on which the building abuts, or, in the case of a building not abutting on a street, above a given grade adjoining the building line, as more fully defined in the Zoning Code of the City of Boston as in effect on the date the Plan is approved by the Boston City Council.

(2) Floor Area Ratio (F.A.R.)

The ratio of the gross floor area above grade of a structure or group of structures to the total parcel area.



Map 4. LAND USE PLAN

(3) Pedestrian Easement

For the purpose of this Plan, pedestrian easement means the provision of public pedestrian access subject to reasonable regulations and security and does not mean the creation of right-of-way in the technical sense.

2.2.3 Standards for Redevelopment of Real Property

The basic standards and controls for the redevelopment of real property shall be the provisions of this Plan herein set forth, the City of Boston's Building Code, Electrical Code, Plumbing Code, Fire Prevention Code, the Zoning Ordinance and Housing Standards Ordinance in effect. In all cases the more restrictive code shall govern, excepting variances that may be granted to these Codes and Ordinances.

(1) Building Design

Specific proposals for the redevelopment of all parcels shall be evaluated by the BRA as to the manner in which they achieve the objectives, standards, and requirements of this Plan. While the re-developer will be given freedom in concept, design, and layout within the standards specified in this Plan, the structures and any facilities to be erected must reflect distinguished architectural expression and techniques in order to signify quality and permanence.

(2) Landscaping

All areas not specifically designated for a building, parking, loading, access drives, walkways, or terraces shall be suitably covered with grass or turf or other suitable material as approved by the BRA and shall be suitably landscaped with shade trees and shrubs. At least 10% of any parking area or lot which holds more than 20 cars shall be landscaped with trees and/or shrubs of sufficient size and capacity to aesthetically break up any large expanse of pavement and to guide traffic. Trees with low growing branches, gum or moisture, seeds or pods shall be avoided. Tree planting strips shall be at least five feet wide for proper tree growth. No trees, shrubs, or other plantings shall be situated on or near a street corner where they may cause danger by obstructing the view. All trees and shrubs shall be periodically trimmed and attractively maintained. All grass shall be kept cut a length no greater than 3 inches and adequately fertilized and seeded to maintain an attractive appearance.

(3) Off-Street Loading

NUMBER OF BAYS REQUIRED BY GROSS FLOOR AREA OF STRUCTURES

<u>Gross Floor Area</u> <u>(in 1,000's sq.ft.)</u>	<u>Office and General</u> <u>Commercial</u>		<u>Retail and</u> <u>Wholesale</u>	
	<u>36' min/25' min.</u>		<u>36' min/25' min.</u>	
Under 15	0	0	0	0
15-50	1	0	1	0
50-100	1	0	1	0
100-250	1	1	2	0
250-400	2	0	2	1
400-550	2	1	2	2

The above controls shall apply unless a developer or owner can demonstrate to the satisfaction of the BRA that the off-street loading needs of the property will be met adequately in other ways or that the lack of such loading facilities will not be detrimental to surrounding areas. Provision shall be made so that all movement of trucks for loading is accomplished within the site. Loading provisions that require a truck to back up into traffic to get in or out of a loading dock are expressly prohibited.

(4) Maintenance

All improvements on the land, including buildings, landscaped areas, and parking areas, shall be properly maintained, by the then owner, in good repair and in clean, sanitary, and attractive condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained by the then owner. Open storage of materials, equipment or merchandise shall not be permitted in any section of the Redevelopment Area.

(5) Sign Regulations

The design, construction and display of all signs for all buildings or structures in the Redevelopment Area shall be subject to the following regulations:

- (a) Signs relating to the identification of the premises may be affixed to the buildings in the Area provided such signs do not exceed 1 square foot in area for each front linear foot of building occupied by the enterprise displaying the sign. No occupant may erect or construct more than one sign for each exterior wall of his premises.
- (b) No sign shall be painted on any exterior wall of a building, nor shall any sign be lighted or contain flashing, revolving, or other pulsating sources of illumination.

- (c) Temporary signs may be installed for the purpose of offering for sale, rent or lease of the premises, or in the case of building construction underway on the site, for the identification of the building contractor, owner, architect, engineer, etc. No such temporary sign shall exceed 32 square feet in area.
- (d) Ground signs may be erected at the discretion of the BRA, if accepted, they must be erected on suitable supports as approved by the BRA and relate solely to the identification of the enterprise conducted on the premises, or they must be public service, informational or directional signs. Identification signs shall be limited to one to each building for each public street on which the building is fronted.
- (e) All signs must be integrated into the architectural design of the building on which it is placed and into the overall sign layout of the project in character and quality. To insure uniform design, the redeveloper must submit the design and specifications of all signs to the BRA for its approval.
- (f) No signs or other notice types other than those described herewith may be erected within the boundaries of the Redevelopment Area.
- (g) Exceptions to any of the above sign regulations may be made only upon written approval of the BRA.
- (h) All signs must conform to the sign control provisions contained in the zoning ordinance except for variances that may be granted.

(6) Exterior Lighting

Exterior lighting may be used to light doors, entrances, show windows, plazas, walkways, parking lots and open areas. Lighting shall be located and shielded so as to prevent glare on adjacent properties. No floodlighting of buildings or streets shall be permitted except by special permission of the BRA.

(7) Off-Street Parking

Parking areas include all spaces allocated for vehicular use, including service drives, maneuvering space and parking spaces, as well as space devoted to meeting landscaping requirements contained in this sub-section. Three-hundred square feet shall be allocated per required space, unless specific parking plans providing for less area per space are approved by the BRA. All parking areas shall be suitably maintained by the redeveloper.

In any parking lot providing spaces for 20 or more vehicles and/or those adjacent to or facing a residential district, the BRA will require the planting and maintenance of trees or shrubs within and along the borders of such parking areas.

Screening shall be provided on sides which abut streets and/or properties of dissimilar uses, except that no screening is required of a parking area where the elevation of the lot line is six (6) or more feet higher than the finished elevation of the parking surface. The parking area screening shall meet the following conditions:

- (a) The screening shall not be less than four (4) feet and not more than six (6) feet in height above the grade of parking lot surface, but in no case shall be permitted to constitute a traffic hazard. Such screening shall be maintained in good condition.
- (b) Materials to be used in screening must be approved by the BRA.

Other Special Provisions Regarding Parking Areas

- (a) Lighting used to illuminate the lot shall be so located and shielded so as to prevent glare on the adjacent properties.
- (b) Except for emergencies, no automobile repair or service of any kind shall be conducted in the parking area.
- (c) No signs of any kind, other than ones designating entrances, exits or conditions of use shall be maintained in or around the parking area.
- (d) A rail, fence, wall, curb or other continuous barricade of a height sufficient to retain all cars completely within the property shall be provided, except at exit or entranceways.
- (e) Parking areas shall be separated from the street and adjacent property lines by curbed and landscaped buffer strips at least five (5) feet in width.
- (f) Redeveloper must demonstrate to the BRA that, in addition to resident parking, adequate provision will be made for visitor parking.
- (g) All open parking areas shall have at least one tree for every six parking spaces.
- (h) Access driveways shall be a minimum of 15 feet in width.

Departures from these guidelines may be permitted upon a demonstration by the redeveloper that the intention of this sub-section is otherwise substantially met. Parking space requirements can be met by either open or covered parking and by parking spaces wholly or partially within the buildings housing the principal uses to which the site is devoted.

(8) Utilities

The placement or replacement of all private and public utilities shall be underground, and disposition parcels may be subject to easements and other rights as appropriate in accordance with this requirement.

(9) Provisions for Handicapped Persons

All commercial and institutional buildings and community facilities in the Redevelopment Area shall be so designed so that persons in wheelchairs can enter, travel about, and leave the building in a convenient manner without obstruction. In addition, ten percent (10%) of all housing units will be accessible to handicapped persons and all residential buildings with 20 or more units will have a minimum of five percent (5%) accessible for handicapped persons.

2.2.4 Design Review

(1) Plan Submission

The redeveloper will be required to submit to the BRA all preliminary plans and specifications for BRA approval in conformance with standard design review procedures. These plans and specifications must be sufficient in scope to demonstrate the design, architectural concepts, proposed distribution and intensity of uses, exterior and interior building materials, parking and loading facilities, landscaping, and sign proposals for the development.

Final plans and specifications must be submitted to the BRA for approval to insure conformance with the preliminary design submission and other provisions of this plan.

The BRA shall provide the redeveloper with the current format and procedure for plan submission and shall return any submission which does not conform to the requirements of this procedure. (See Exhibit A for a description of the BRA's standard design review process.)

(2) Interpretation

The redeveloper will be required to agree that in the event of any question regarding the meaning of standards and controls or other provisions of the Plan, interpretation placed thereon by the BRA shall be final and binding.

2.3 Land Use Requirements

The Redevelopment Area shall generally be devoted to residential, institutional, retail, office and recreational uses. Specific uses for each parcel are set forth below. In each case, and unless specifically otherwise provided, designation of a particular use includes all accessory and ancillary uses customarily or reasonably incident to the use specified or the use on an adjoining parcel.

The specific parcels described in the controls below are shown by number on Map 5, Development Parcels. Parcels 1, 11 and 12 are not within the area for B.R.A. acquisition. Parcels 2, 3, 4, 5, 6, 7 and 8 are already publically owned. Parcels 2, 4 and 5 are owned by the University of Massachusetts. These controls apply to any redevelopment of these sites whether assembled by abutters or other parties. If any of these parcels are subdivided or redeveloped in stages, the controls apply to any and all portions of the site.

2.3.1 Parcel Number 1

(1) Permitted Uses

Local retail, laundry or dry cleaning plant, office, education institution and public park or recreation space.

(2) Maximum Height: 30 feet

(3) Maximum Floor Area Ratio: 1.0

(4) Vehicular Access

From Mt. Vernon Street

(5) Other Requirements

Minimum set-back from Mt. Vernon Street of 20 feet.

2.3.2 Parcel Number 2

(1) Permitted Uses

Open space, office, recreation and parking.

(2) Maximum Height: 50 feet

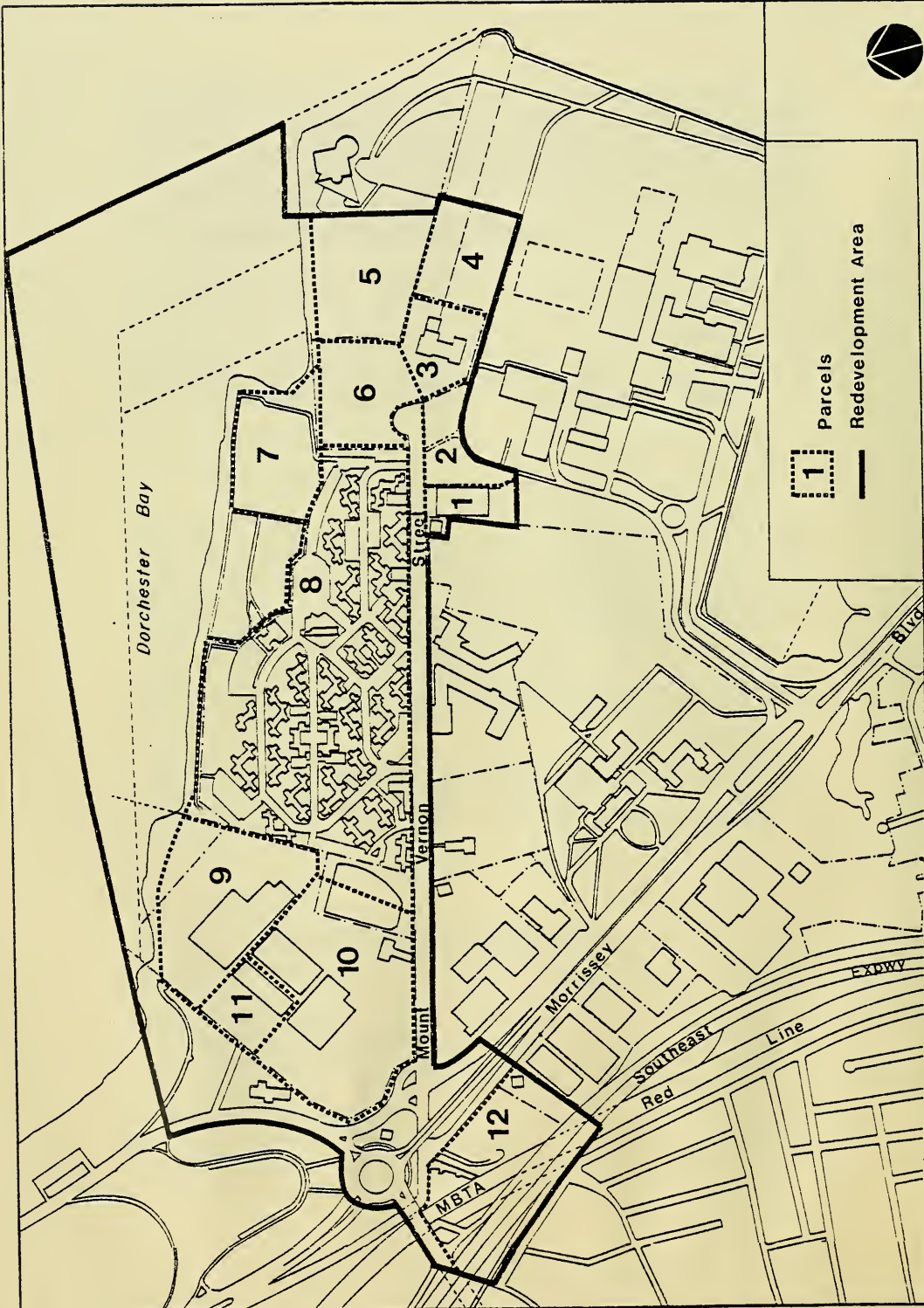
(3) Maximum Floor Area Ratio: 1.0

(4) Vehicular Access

From Mt. Vernon Street and U/Mass Access Road

(5) Other Requirements

Public right-of-way easement for road connecting Mt. Vernon Street and U/Mass Access Road. Minimum set-back from street of 20 feet. Landscaping to conform to proposed Mt. Vernon Street treatment.



Map 5. DEVELOPMENT PARCELS

2.3.3 Parcel Number 3

(1) Permitted Uses

Local retail, community/university service facilities, office and ancillary parking.

(2) Maximum Height: 60 feet

(3) Maximum Floor Area Ratio: 2.0

(4) Vehicular Access

From extended Mt. Vernon Street and U/Mass Access Road.

(5) Other Requirements

Pedestrian easements at grade along City of Boston sewer easement and pedestrian bridge to U/Mass gymnasium building. Landscaping to conform to proposed Mt. Vernon Street treatment.

2.3.4 Parcel Number 4

(1) Permitted Uses

Massachusetts State Archives with ancillary parking.

(2) Maximum Height: 70 feet

(3) Maximum Floor Area Ratio: 2.0

(4) Vehicular Access

From U/Mass Access Road

(5) Other Requirements

Approximately 40 parking spaces be provided, preferably under the structure. Landscaped buffer along northerly edge. Pedestrian easement along City of Boston sewer easement. Facade design should be compatible with Pumphouse.

2.3.5 Parcel Number 5

(1) Permitted Uses

Residential, local retail, office, eating places for on premises consumption, conference center and boat basin.

(2) Maximum Height: 70 feet

(3) Maximum Floor Area Ratio: 2.0

(4) Vehicular Access

From extended Mt. Vernon Street and U/Mass Access Road

(5) Other Requirements

Landscaped buffer 100 to 200 feet wide with pedestrian easement along westerly sideline of Kennedy Library extending from Dorchester Bay to City of Boston Sewer Easement. Reserve visual easement from Kennedy Library to Dorchester Bay. Buildings should be compatible in style to the Kennedy Library.

2.3.6 Parcel Number 6

(1) Permitted Uses

Residential with ancillary parking and convenience retail.

(2) Maximum Height: 70 feet

(3) Maximum Floor Area Ratio: 2.0

(4) Vehicular Access

From extended Mt. Vernon Street

(5) Other Requirements

Pedestrian easement from Calf Pasture Pumphouse to Dorchester Bay.

2.3.7 Parcel Number 7

(1) Permitted Uses

Residential with ancillary convenience retail and parking.

(2) Maximum Height: 40 feet

(3) Maximum Floor Area Ratio: 2.0

(4) Vehicular Access

From Mt. Vernon Street

(5) Other Requirements

None

2.3.8 Parcel Number 8

(1) Permitted Uses

Residential and neighborhood social services with ancillary parking, recreation space and convenience retail.

(2) Maximum Height: 80 feet

(3) Maximum Floor Area Ratio: 2.0

(4) Vehicular Access

From Mt. Vernon Street

(5) Other Requirements

Extent of demolition and disposition to a developer must be approved by the U.S. Department of Housing and Urban Development, Boston Housing Authority, Columbia Point Community Task Force, Inc., and BRA.

2.3.9 Parcel Number 9

(1) Permitted Uses

Residential, local retail, restaurant and office with ancillary parking and recreation space.

(2) Maximum Height: 80 feet

(3) Maximum Floor Area Ratio: 2.0

(4) Vehicular Access

From Day Boulevard and/or relocated Mt. Vernon Street.

(5) Other Requirements

Pedestrian easement from retail center proposed in Parcel Number 10 to Dorchester Bay.

2.3.10 Parcel Number 10

(1) Permitted Uses

General retail and office with ancillary parking.

(2) Maximum Height: 30 feet

(3) Maximum Floor Area Ratio: 1.0

(4) Vehicular Access

From relocated Mt. Vernon Street.

(5) Other Requirements

Pedestrian easement from Mt. Vernon Street to housing in Parcel Number 9.

2.3.11 Parcel Number 11

(1) Permitted Uses

Office, meeting facilities and parking.

(2) Maximum Height: 30 feet

(3) Maximum Floor Area Ratio: 1.0

(4) Vehicular Access

From Day Boulevard

(5) Other Requirements

None

2.3.12 Parcel Number 12

(1) Permitted Uses

Commuter parking, transit terminal, office and general retail businesses.

(2) Maximum Height: 70 feet

(3) Maximum Floor Area Ratio: 2.0

(4) Vehicular Access

From Columbia Road and Mt. Vernon Street.

(5) Other Requirements

Pedestrian easements from Mt. Vernon Street, Columbia Road and Mosley Street to the M.B.T.A. Station.

2.4 Duration of Provisions

The BRA shall obligate redevelopers and their successors and assigns by deed or contract containing restrictive covenants running with the land which shall commence on the date of the adoption of the Redevelopment Plan by the City Council and shall run for a period of forty years thereafter.

3.0 PROJECT PROPOSALS

A designation of properties subject to acquisition by the BRA is included in the Property Acquisition Map (Map 2). Map 6 indicates the proposed treatment of buildings located within the Redevelopment Area. The proposed types of redevelopment actions within the Redevelopment Area include a combination of clearance, rehabilitation, changes in land use and provisions of public infrastructure improvements.

3.1 Rehabilitation

3.1.1 Conditions Under Which Rehabilitation of Properties Will Be Permitted

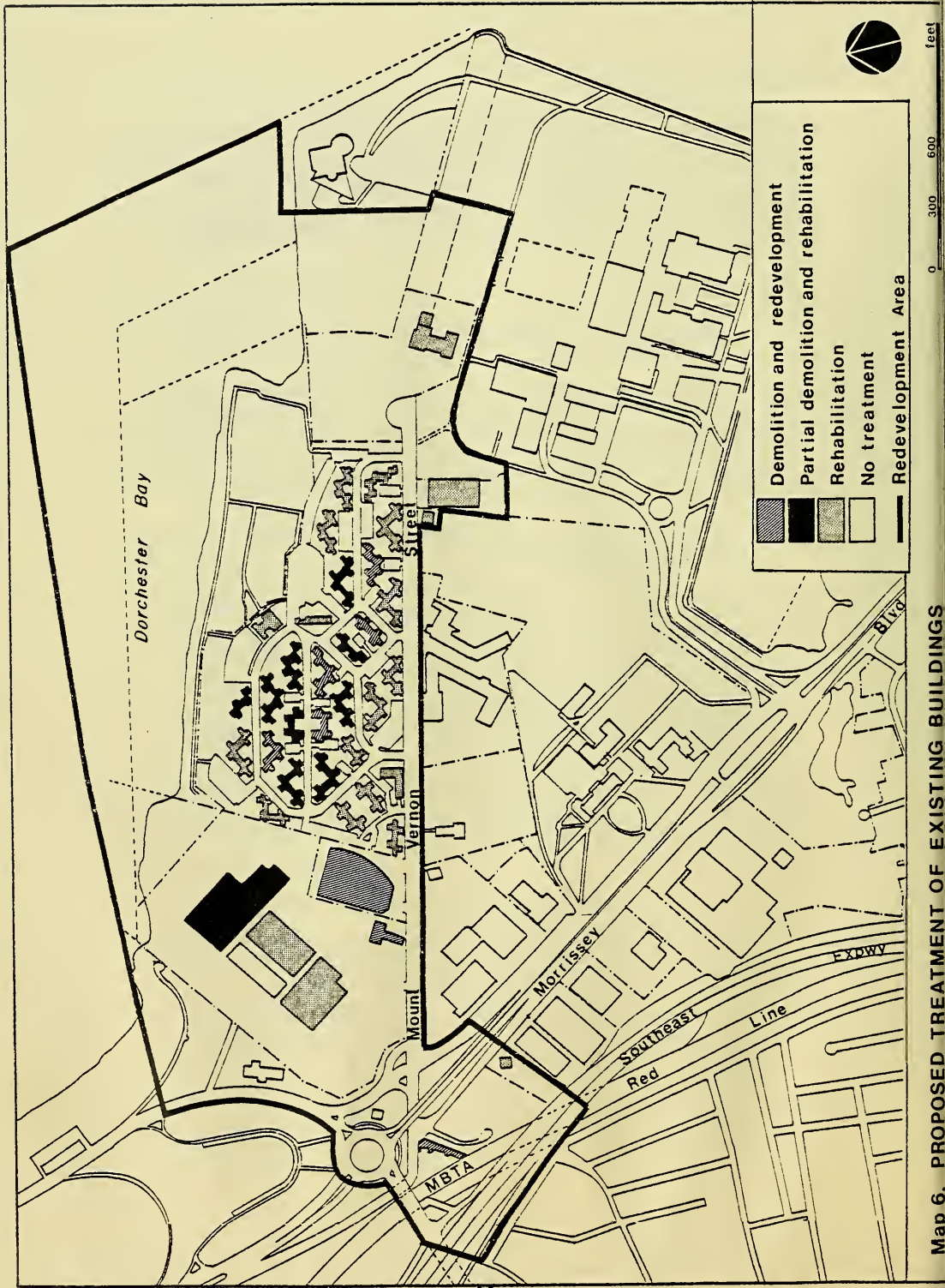
Plan objectives will be accomplished through rehabilitation whenever it has been determined that it is feasible to rehabilitate a deteriorated property. Feasibility shall be based on the structural condition of a property or group of properties. For a detailed explanation of structural conditions upon which feasibility is based, see Section 3.2., Acquisition and Clearance, below.

3.1.2 Special Conditions Under Which Properties Will Be Acquired for Rehabilitation by the BRA

Properties within the Redevelopment Area, excepting properties owned by the BHA, will not be acquired by the BRA provided that owners rehabilitate their properties or establish their intent to rehabilitate their properties within a four month period after a rehabilitation proposal has been submitted by the BRA to each property owner of buildings that are compatible to reuse plans. The Boston Housing Authority has received Urban Initiative funds to rehabilitate a portion of the existing public housing project. The remaining public housing buildings will be sold or leased by the BHA to a private development entity for rehabilitation as mixed-income housing. The rehabilitation of all properties will be in conformance with the provisions of the Redevelopment Plan, Property Rehabilitation Standards and such state and local laws as may be applicable.

Upon acquisition of such properties, the BRA will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair market value for uses in accordance with this Redevelopment Plan; or
- (2) Sell or lease the property at its fair market value subject to rehabilitation in accordance with the Minimum Property Rehabilitation Standards and Objectives of this Redevelopment Plan; or



Map 6. PROPOSED TREATMENT OF EXISTING BUILDINGS

- (3) Rehabilitate the property for demonstration purposes.

Should the BRA acquire property through the owner's non-compliance as stated above for any other reason, the property may at the discretion of the BRA be cleared and marketed as vacant land, or be resold to a redeveloper who conforms to BRA criteria and furnishes an acceptable written agreement stating that he will rehabilitate the property in conformance with the Property Rehabilitation Standards within a reasonable time.

3.1.3 Property Rehabilitation Standards

The minimum property standards for the Columbia Point Redevelopment Area will be the Boston Building Code and the Minimum Multi-Family Rehabilitation Standards outlined in HUD Handbook No. 4940.4.

3.2 Land Acquisition and Clearance

The following conditions are the basis under which property will be acquired and cleared.

3.2.1 To Remove Substandard Conditions

The buildings at the rear of 230 Mt. Vernon Street, 238 Mt. Vernon Street, 240 Mt. Vernon Street and possibly the Pumping Station will be acquired to remove structurally substandard conditions. A building is determined to be structurally substandard if it contains one of the following:

- (1) One or more critical defects, plus one or more intermediate defects. Critical defects are structural defects which cannot be economically repaired. Intermediate defects are non-structural defects which cannot be repaired through normal maintenance.
- (2) A combination of four or more intermediate defects provided that the intermediate defects are in the basic structural elements such as foundations, bearing walls, roofs, floors, beams, rafters, girders or columns, or in non-structural elements that could not be reasonably rebuilt or repaired.
- (3) One or more construction defects which could not be economically corrected.
- (4) Two or more building safety facility defects which could not be economically replaced, repaired, rebuilt or added to the building.

3.2.2 To Remove Blighting Influences

The buildings at 238 Mt. Vernon Street, 240 Mt. Vernon Street and the rear of 230 Mt. Vernon Street are to be acquired and cleared to remove blighting influences. A blighting influence is

one which detracts from surrounding buildings or the neighborhood in general. A building to be cleared to eliminate the blighting influence must be responsible for the blighting influence, not affected by it. Some examples of blighting influences are age and obsolescence; partially or completely vacant structures; inadequate conversion to other uses, and use of land which is incompatible with surrounding uses.

3.2.3 Provide Land for Public Improvements or Facilities

The property located at 240 Mt. Vernon Street is being acquired in order to improve and relocate Mt. Vernon Street (in addition to removing substandard conditions and a blighting influence).

3.2.4 Promote Historic or Architectural Preservation

The Calf Pasture Pumphouse will be acquired and renovated to promote historic and architectural preservation (in addition to removing substandard conditions).

3.3 Redeveloper's Obligation

3.3.1 Applicability

The provisions of this section shall apply to the disposition parcels upon disposition by the BRA and shall be implemented by appropriate covenants and provisions in disposition documents.

3.3.2 Compliance with the Plan

Development of the land in the Redevelopment Area shall be made subject to the regulations and controls set forth in this Plan. The purpose of such regulations and controls is to assure that the development of such land will conform to the planning and design objectives of the Plan. It is therefore the obligation of the re-developer not only to comply with these regulations and controls but also to familiarize himself with the overall Plan and to prepare development proposals which conform to the Plan.

3.3.3 Design Review

All development proposals will be subject to design review, comment and approval by the BRA prior to land disposition and prior to the commencement of construction.

In addition to assuring compliance with the specific guidelines, regulations and design objectives set forth in this Plan, and as more specifically set forth in disposition documents, all plans will be subject to the BRA's standard design review procedures to evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents. (See Exhibit A).

3.3.4 General Obligations

The BRA shall obligate the redeveloper and purchaser of land in the Redevelopment Area, and his successors and assigns, by covenants and conditions running with the land or by other appropriate means providing for reasonable action in the event of default or noncompliance by such redeveloper purchaser:

- (1) To develop or otherwise use such land only for the purpose and in the manner stated in the Plan;
- (2) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as in the opinion of the BRA are necessary to carry out the purpose and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws;
- (3) To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined by the BRA and agreed upon by the redeveloper; and
- (4) To make adequate provisions for works of art and other amenities in accordance with the policy as outlined in Exhibit A, Section 3.

3.3.5 Disposition by Redeveloper

Until the final completion by the redeveloper of all improvements required by and in conformity with the terms and conditions of both this Plan and the Land Disposition Agreement entered into between the redeveloper and the BRA, a redeveloper shall not dispose of all or part of his interest within a parcel acquired from the BRA without the written consent of the BRA. Such consent shall be given only upon submission of evidence that such transfer is not the result of speculation, and it is in the interest of the BRA and the City of Boston, and will continue to ensure compliance with the objectives of this Plan.

3.4 Underground Utility Lines

Electric, telephone and all other utility facilities shall be installed underground unless, in the opinion of the BRA, special conditions require otherwise. In such an event, such installations by the utility companies shall be coordinated by the BRA.

3.5 Temporary Project Improvements and Facilities

No temporary project improvements or facilities are presently anticipated in the Columbia Point Redevelopment Area.

3.6 Relocation

3.6.1 Extent of Relocation

(1) Family

There are presently approximately 320-340 households and individuals located within the project area. The majority of the households have an income below poverty level.

During redevelopment activities, existing households will be relocated into new or renovated housing within the housing area. This relocation will be coordinated with the phasing and the completion of construction. Social service agencies will also be relocated to permanent spaces according to the timing of the development program.

(2) Business

A survey conducted by the Boston Redevelopment Authority revealed that there is only one business to be relocated within the proposed project area, Neptune International, Inc. This furniture company will be relocated in suitable space elsewhere in the city, preferably within Dorchester.

3.6.2 Availability of Relocation Resources

(1) Family

Relocation of Columbia Point families and individuals shall be the responsibility of the Boston Housing Authority. The Housing Authority will hire experienced relocation personnel to design and coordinate the relocation program with all relocation to be offered on site. All on-site housing which is referred to families and individuals will be safe, sanitary and adequate in size to meet the needs of each family and individual being displaced. All costs of on-site family relocation will be funded by the BHA using either modernization funds and/or annual operating funds.

(2) Business

The business relocation program will be conducted by experienced specialists of the Boston Redevelopment Authority Business Relocation Section. Suitable relocation resources will be provided to the business to be relocated. Through prudent and careful staging of dislocation, no serious relocation problems are foreseen. The Redevelopment Authority will offer business relocation space when it meets the following requirements: (1) it shall be in space that is in compliance with all applicable existing building codes and zoning requirements and is not to be acquired by public action in the foreseeable future; (2) the cost is reasonably consistent with comparable space in the community; (3) access, utilities, other services and environmental characteristics of building or space

area are reasonably consistent with that business' specific relocation requirements and preferences; and (4) the cost is reasonably within the ability of the business to pay.

3.6.3 Relocation Services Program

(1) Family

The Boston Housing Authority in conjunction with the Columbia Point Community Task Force, Inc. will conduct a detailed survey to determine household needs, size and income, as well as to determine whether any social services or other types of assistance may be needed. The Housing Authority will hire family relocation staff to work with each household in accordance with their particular preferences when relocation becomes necessary. In order to remain abreast of changes in family status, needs, etc., follow-up and other needed social services will be provided on a continuous basis. The family relocation process will not require any off-site locations.

(2) Business

The business to be relocated will be interviewed in order to determine the needs of the business, as well as collecting and making available information regarding suitable relocation space. The BRA staff will also assist the business in every reasonable way in order to effect a successful relocation. Relocation will be carried out in an orderly manner through careful staging and close cooperation between the redeveloper and the Business Relocation section of the BRA. In this manner, it is hoped to minimize the difficulties of relocating and to prevent undue hardship.

3.6.4 Relocation Payments

(1) Family

The Boston Housing Authority will fund reasonable moving expenses of all existing residents to be relocated. Payments will be made in accordance with H.U.D. relocation requirements.

(2) Business

The BRA's policy is to make payments for such items as moving expenses and loss of property in accordance with the highest federal payments available to businesses being relocated in Federally-assisted projects.

4.0 PROCEDURE FOR AMENDING PLAN

All amendments to the Plan will be made in conformance with rules and regulations promulgated under Chapter 121B of Massachusetts General Laws. If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

5.0 TERMINATION OF PLAN

Once the Plan has been approved in accordance with all applicable statutes, the provisions and requirements established in this Plan shall be maintained in effect for a period of forty (40) years from the date of the original approval of the Plan by the Boston City Council.

6.0 EXHIBIT A: DESIGN REVIEW PROCESS

6.1. Design Review Procedure

All redevelopment proposals will be subject to design review and approval by the BRA in conjunction with the BHA and Columbia Point Community Task Force. Reviews will evaluate the quality and appropriateness of the proposals on the basis of the design objectives with review and comment by the Peninsula Advisory Committee.

The BRA staff member responsible for maintaining liaison with the Redeveloper's Architect will be the Project Architect (BRA) or designated alternate, and all required design submissions shall be made through this person.

It is expected that continuous contact will be maintained between the Redeveloper's Architect and the BRA Project Architect during the design and working drawing process. In addition to the required submissions, the developer will be expected to meet any reasonable requests for progress prints.

Required submissions occur at three stages in the preparation of the proposal, but additional informal reviews are encouraged. It is the intention that once approval has been given of a submission stage, further review will be limited to consideration of a development or refinement of previous approved submissions, or to new elements which were not present in previous submissions.

At the point where all required elements of a design review stage have been submitted, the BRA in conjunction with the other approving parties will inform the developer by letter that the design submission has been reviewed and found satisfactory, or that further work is required before approval can be given. This letter will cover all pertinent matters which have been raised in the course of review. The developer and his architect shall respond as appropriate on each item.

6.2 Formal Design Review Stages

6.2.1 Submission 1, Schematic Design

This review is intended to reach an agreement on and an approval of the schematic design before more detailed designs are developed. In addition to refinement of the original submissions, estimated construction time and staging plan, the following submission is required:

- a. Site plan demonstrating the developer's parti, and showing land use, circulation, buildings etc. Scale: 1" = 50'.

- b. Pedestrian levels of individual parcels showing development of exterior spaces in conjunction with use and location of interior spaces. A parcel by parcel written summary of interior space use accompanied by gross square footages, and F.A.R.
Scale: 1" = 16'.
- c. Typical floor plan for each building designating room size or unit type (0-bedroom, 1-bedroom single, 1-bedroom double, 2-bedroom, etc.). Scale: 1" = 16'.
- d. For housing proposals, typical unit plans showing furniture arrangement.
Scale: 1" = 16'.
- e. Appropriate rendered elevations. Scale: 1" = 16'.
- f. Sections or perspectives necessary in understanding key spatial aspects and at least one ground level line perspective.
- g. All drawings shall be on 30" x 42" sheets.
- h. A rough model, if requested, to plug into BRA area model for evaluation of massing and site relationships. This is a working model and need not be of finished quality.
- i. Statement outlining methods of construction, structural systems and principle building materials.

6.2.2 Submission 2, Design Development

This review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the construction documents. The results of this stage will be submitted to either the BRA Board or BHA Administrator/Receiver for designation of the Developer.

In addition to refinement of the material required under the schematic design stage, the following additional material is required:

- a. Site plans, showing property lines and dimensions; adjacent structures, showing building outline; buildings, outline and overall dimensions; parking areas and total number of cars that can be parked; driveways and walks; adjacent streets; patios, recreation and other areas; any off-site work; contours showing original and final grades; subsurface investigation findings; site materials, recreational equipment, and planting.
Scale: 1" = 50'.
- b. Elevation. Scale: 1" = 16'.

- c. Typical wall section(s) showing treatment from foundation to roof. 3/4" scale.
- d. Finish schedule in outline form.
- e. Outline specifications (form HUD 5087 for housing proposals).
- f. Time schedule for the following submission and construction of the total project.

Upon approval of the Design Development Submission, the following submission is required.

6.2.3 Submission 3, Final Construction Documents

This review is intended to secure final agreement on and approval of the construction documents and the complete proposal.

- a. Complete site plans for the final parcel developed to working drawing level of detail. These drawings, upon approval, will serve as a basic co-ordination drawing indicating scope of any work or responsibilities to be performed by others.
- b. Complete working drawings and specifications ready for construction. Final specifications shall follow the CSI outline.
- c. Statement of significant differences, if any, from submission #2 above.
- d. Time schedule for construction of this project.

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have been approved and construction started, the only items subject to an additional review will be requests for change orders. The Developer is required to construct the project in accordance with all details of the approved drawings. Permission to make changes from the approved drawings must be requested by the Developer through the Inspecting Architect, who, in turn, will make his recommendations to the B.R.A. No changes in the work are to be undertaken until written approval has been obtained. At the conclusion of construction, the Inspecting Architect certifies that the work has been completed in accordance with these approved drawings. To establish the basis of this certification, as well as to anticipate problems while they are relatively easy to rectify, the BRA conducts construction inspection. It should be clearly understood that this inspection in no way relieves the Architect, Contractor, or various Governmental Agencies from their inspection and supervisory obligations.

6.3 Art Program

The Budget for each building or group of buildings should contain an item for artwork equalling 1% of the total construction budget.

The Developer should prepare a general program for the employment of art works within the development, including location, type and estimated costs.

Names and backgrounds of several artists shall be recommended by BRA staff, Boston Visual Artists Union, the developer and his architect, and the community. Upon approval of the art program, the architect and the developer will interview the artists and submit a report evaluating them, together with any other recommendations. Upon approval of the artists and their art proposals, the artists will be given contracts by the developer.

An Intermediate Art Submission shall be required consisting of mock-ups, cartoons or other appropriate representation of all work proposed, along with a cost estimate for the purchase, production and installation. The final art submission shall be approved along with approval of the Final Construction Documents.

If works of art or portions thereof are integral to a structure, all necessary specifications shall be included in the general specifications and be ready sufficiently prior to construction of that portion of the project to receive approval.

7.0 LEGAL APPROVALS

7.1 OPINION OF BRA COUNSEL RESPECTING THE REDEVELOPMENT PLAN

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

May __, 1980

Re: Redevelopment Plan for Columbia Point

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As Counsel for the Boston Redevelopment Authority (hereinafter called the "Authority") in the above-identified project, my opinion, including factual statements requested by the Department of Community Affairs is as follows:

1. I have examined the Columbia Point Redevelopment Plan prepared by the Boston Redevelopment Authority relating to the Columbia Point Project Area in the City of Boston (hereinafter called the "Plan"), which Plan is more specifically identified as follows:

A xeroxed document dated May __, 1980 entitled, "Redevelopment Plan" consisting of twenghty eight (28) pages, six (6) maps and one (1) exhibit for the project area in the aforementioned project.

2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Boston Redevelopment Authority, Boston City Council, City of Boston Mayor and Massachusetts Department of Community Affairs, will be a valid Plan, meeting all the requirements of State and local law. The Plan is reasonably clear, definite, and unambiguous, and does not provide for any illegal discriminatory action or illegal preferential action or requirement.
3. The territorial area covered by the Plan is within the territorial jurisdiction of the Authority and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project and such area under State and local law is legally eligible and appropriate for the redevelopment activities contemplated under the Plan.
4.
 - a. The Plan includes all the provisions, drawings, maps, documents, and other items required to be included pursuant to State and Local law and the applicable requirements.
 - b. The Plan includes appropriate provisions describing the real property which the Authority is to acquire and that which it is not to acquire, and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.

- c. The Plan is sufficiently complete to permit determination to be made as to whether it conforms to the master plan of the City of Boston as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public transportation, improved utilities and improved community facilities in the City of Boston.
 - d. The provisions in the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with State and local law.
 - e. The provisions in the Plan for the vacation and dedication of streets and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls in the Plan respecting the future use of the project area described therein are reasonably and legally effective.
 - f. The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.
5. To the best of my knowledge, there is no pending or threatened litigation of any kind concerning the Plan.

Harold Carroll
General Counsel

7.2 RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING THE REDEVELOPMENT PLAN

WHEREAS the Boston Redevelopment Authority has, with financial assistance furnished by the City of Boston, made detailed studies, surveys and inspections of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the area in the City of Boston more fully described as set forth in the Redevelopment Plan herein-after referred to for the Redevelopment Project (herein called the "Project") identified as the Columbia Point Project; and

WHEREAS the Boston Redevelopment Authority has prepared a Redevelopment Plan for the Project area, consisting of twenty eight (28) pages, six (6) maps, and one (1) exhibit.

WHEREAS the Redevelopment Plan for the Project area pre-scribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS the Boston Redevelopment Authority has prepared a program for the relocation of individuals and families within the Redevelopment Area that will prevent displacement of existing residents as a result of carrying out the Project in accordance with the Redevelopment Plan; and

WHEREAS there have been presented to the Boston Redevelopment Authority information and data respecting the physical and other conditions in the Project area and the relocation program prepared as a result of such studies, surveys, and inspections; and

WHEREAS the members of the Boston Redevelopment Authority have viewed the Project area and have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing for the relocation of individuals and families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such information and data; and

WHEREAS the Boston Redevelopment Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban redevelopment projects under Chapter 121B of Massachusetts General Laws, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That it is hereby found and determined that the Project area is a substandard, decadent and blighted open area and qualifies as an eligible Project area under said Chapter 121B.

2. That the Redevelopment Plan for the Project, having been duly reviewed and considered, is hereby approved, and the Secretary be and is hereby directed to file said copy of the Redevelopment Plan with the minutes of this meeting.
3. That it is hereby found and determined that the Redevelopment Plan for the Project Area conforms to a comprehensive plan of the locality as a whole.
4. That it is hereby found and determined that, in addition to the elimination of blight from the Project area, the undertaking of the Project in such area will further promote the public welfare and the proper development of the community by making land in such area available for disposition and redevelopment, for uses in accordance with the Redevelopment Plan.
5. That it is hereby found and determined that the Redevelopment Plan for the Project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for redevelopment of the area by private enterprise.
6. That it is hereby found and determined that the Redevelopment Plan for the Project area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing within the Redevelopment Area covered by the Plan.
7. That the Director of this Authority is further authorized to file and accept on behalf of the BRA and the City of Boston such funding applications, grants and/or loans with the Federal Government or any agency thereof and with the Commonwealth of Massachusetts or any agency thereof.
8. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

9. That, in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, the Director of this Authority be and hereby is authorized to execute and deliver, for and in the name of this Authority, a cooperation agreement with the City of Boston in or substantially in the form presented to this meeting.

7.3 CERTIFICATE OF RECORDING OFFICER AS TO BRA RESOLUTION

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the Boston Redevelopment Authority (hereinafter called the "Local Redevelopment Agency"), the custodian of the records of the Local Redevelopment Agency, including minutes of the proceedings of the Boston Redevelopment Authority (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.
2. Attached hereto is a true and correct copy of a resolution adopted at a meeting of the Governing Body held on the _____ day of _____, 1980.
3. Said resolution has been duly recorded in the minutes of the meeting and is now in full force and effect.
4. Said meeting was duly convened and held in all respects in accordance with law and the by-laws of the Local Redevelopment Agency. To the extent required by law or said by-laws, due and proper notice of the meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of said Governing Body voted in the proper manner the adoption of said resolution. All other requirements and proceedings under law, said by-laws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.
5. The seal below constitutes the official seal of the Local Redevelopment Agency and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this _____ day of _____, 1980.

Kane Simonian
Secretary

7.4 RESOLUTION OF THE BOSTON CITY COUNCIL WITH APPROVAL
OF THE MAYOR OF THE CITY OF BOSTON APPROVING THE
REDEVELOPMENT PLAN

WHEREAS, the City of Boston, acting by and through the Boston Redevelopment Authority, has provided funds for surveys, plans and administrative expenses in preparation of the redevelopment project (hereinafter called the "Project") identified as the Columbia Point Project and encompassing the area in the City of Boston (hereinafter called the "Locality") more fully described as set forth in the Redevelopment Plan hereinafter referred to; and

WHEREAS the Boston Redevelopment Authority has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Project area; and

WHEREAS the Boston Redevelopment Authority has prepared and approved and referred to the City Council of the City of Boston (herein called the "Governing Body") for review and approval of a Redevelopment Plan for the project area, consisting of twenty eight (28) pages and six (6) maps and one (1) exhibit, and

WHEREAS the Boston Redevelopment Authority, acting as the City Planning Board, has found that the Redevelopment Plan is based upon a local survey and conforms to the comprehensive plan for the Locality as a whole; and

WHEREAS the Boston Redevelopment Authority has adopted a resolution approving the Redevelopment Plan which resolution is incorporated herein by reference; and

WHEREAS the Redevelopment Plan for the Project area describes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS the Boston Redevelopment Authority has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Redevelopment Plan; and

WHEREAS there have also been presented to the Governing Body, information and data respecting the relocation program which has been prepared by the Boston Redevelopment Authority as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing within the Redevelopment Area

for the relocation of individuals and families within the Redevelopment Area that will prevent displacement of existing residents from the Project area, and in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS a public hearing relating to the Redevelopment Plan for the Project has been held after due notice before the City Council of the City of Boston.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL WITH THE APPROVAL OF THE MAYOR

1. That it is hereby found and determined that the project area is a substandard, decadent, or blighted open area and qualifies as an eligible project area under said Chapter 121B.
2. That the Redevelopment Plan for the Project, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Redevelopment Plan with the minutes of this meeting.
3. That it is hereby found and determined that the Redevelopment Plan for the Project area conforms to a comprehensive plan of the Locality as a whole.
4. That it is hereby found and determined that, in addition to the elimination of blight from the Project area, the undertaking of the Project in such area further promotes the public welfare and the proper development of the community by making land in such area available for disposition and redevelopment for uses in accordance with the Redevelopment Plan.
5. That it is hereby found and determined that the Redevelopment Plan for the Project area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole for the redevelopment of the area by private enterprise.
6. That it is hereby found and determined that the Redevelopment Plan for the Project area gives due consideration to provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in general vicinity of the site covered by the Plan.
7. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the project in decent, safe, and sanitary dwellings in conformity with acceptable standards feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number of displaced individuals and families, are not generally less desirable in

regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

8. That, in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it is found and determined that certain official action must be taken by this Governing body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public action, and, accordingly, this Governing Body hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan; (b) requests the various officials, departments, boards and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.
9. That the filing by the City acting by and through the Boston Redevelopment Authority of an application to the Massachusetts Department of Community Affairs for project execution is hereby approved.

7.5 CERTIFICATE OF CITY CLERK AS TO CITY COUNCIL RESOLUTION

The undersigned hereby certifies that:

1. He is the duly qualified and acting City Clerk of the City of Boston, and the keeper of its records.
2. The attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Applicant on the _____ day of _____, 1980 and duly recorded in his office.
3. Said meeting was duly convened and held in all respects in accordance with law and, to the extent required by law, due and proper notice of such meeting was given. A legal quorum was present throughout the meeting, and a legally sufficient number of members of the applicant voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under or incident to the proper adoption or passage of said resolution has been duly fulfilled, carried out, and otherwise observed.
4. The impression of the seal affixed below constitutes the official seal of the Applicant, and this certification is hereby executed under such official seal.
5. The undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this _____ day of _____, 1980.

City Clerk

(Signature of Attesting Officer)

(Title of Attesting Officer)

7.6 OPINION OF BRA COUNSEL RESPECTING APPROVAL OF THE
REDEVELOPMENT PLAN

Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: Redevelopment Plan for Columbia Point Boston, Massachusetts

As counsel for the BRA in the above-identified project, this is to supplement my opinion addressed to you under date of May, 1980, in connection with the Redevelopment Plan referred to herein (hereinafter called the "Plan"). As legal counsel in the above-identified project, my further opinion is as follows:

1. To my knowledge the Plan has not been modified in any respect. I have also examined a record of the official proceedings respecting the authorization and approval of the Modified Plan by the Governing Body of the Local Redevelopment Agency.
2. The Plan has been duly approved by the City Council of Boston. I have examined a record of the official proceedings respecting the latter approval. All public bodies, officials, and agencies which, under the State or local law, are required to authorize or approve the Plan have done so. A public hearing on the Plan required under State law has been held in the time and manner and at the place required, following the giving of due notice to the appropriate parties by the public body or public officer.
3. All the procedural requirements, approvals, and other actions and formalities required under State and local law to make the Plan legally effective have been duly fulfilled, taken, and completed, as the case may be.
4. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan or said Project.

Harold Carroll
General Counsel

7.7 NOTICE AND MINUTES OF PUBLIC HEARING

1. Notice of Public Hearing

A copy of the Notice of Public Hearing as it appeared in the Boston Globe, a newspaper of general circulation in the City of Boston, is submitted herewith.

2. Affidavit of Publication

A copy of an affidavit of publication of the Notice of Public Hearing is submitted herewith.

3. Excerpts of Public Hearing Minutes

A public hearing on the Redevelopment Plan was held by the Boston City Council on _____ at _____ in _____
_____. A certified copy of minutes of that hearing is submitted herewith.

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Columbia Pt.

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D.R.P.

Draft of the Redevelopment
Plan May 1980

Columbia Pt.

B65R
D.R.P.

CITY OF BOSTON

Kevin H. White, Mayor

BOSTON REDEVELOPMENT AUTHORITY

Robert L. Farrell, Chairman
Joseph J. Walsh, Vice Chairman
James G. Colbert, Treasurer
James K. Flaherty, Asst. Treasurer
James E. Coffield, Jr., Member
Kane Simonian, Secretary
Robert J. Ryan, Director

COLUMBIA POINT PROJECT STAFF

James A. Baecker, Project Coordinator
Michael Brettell, Research Assistant

